

Virgil School Building Information Sheet

Revised 7/22/19

School Building Value \$ 360,000 final number to be determined by DSNY approved appraiser
Town Hall Value \$ 425,000, These values determined by Town Assessor

Estimated Costs to Maintain the school building \$60,000/ year

Estimated Tax Burden to maintain the school building .38¢/ per thousand assessed value

Electricity /year \$20,747.28,

Natural Gas/year \$14,171.64

Insurance/year \$7,141.00

Maintenance /year \$17,940.00

Estimated Expenses to move Town Offices to the school building:

Offices involved with moving: Town Clerk, Justice of Peace, Court room/ Boardroom, Historian, Youth Commission, Code and Zoning Enforcement, Bookkeeper and Supervisor

Items Required for these Offices:

3 fire proof vaults \$7,000.00 x 3 = \$21,000

Hook up internet \$500.00

Phone System \$5,000.00

Security cameras \$5,000.00

Rekey locks \$2,500.00

Moving cost \$5,000.00

Miscellanies cost \$10,000.00

Total Estimated Cost to move: \$49,000.00

Repair damages to the School Building from moving and existing damages:

The cost will need to be determined once damages are assessed

Tax Benefits and or Tax Ramifications:

Current Tax Rates:

County tax rate 14.457924

Town tax rate 2.869586

Fire tax rate 1.291

Potential Tax income from the School and Town Hall Buildings:

School: IF sold at full market value: \$5204.52 Cortland County
\$1,029.6 Town of Virgil
\$464.40 Virgil fire district

Town Hall-IF sold a Full market Value: \$6,114.62 Cortland County
\$1,219.57 Town of Virgil
\$548.68 Virgil fire district

Bonding Restrictions on the Buildings:

School Bonds:

School bonds have restrictions per federal tax laws that limit town uses of building until they are satisfied.

DASNY bonds will be satisfied 2026 and smaller bonds in 2031

Restrictions no commercial or 501-c3 (nonprofit) usage.

Town Hall:

No bonds, no restrictions and we can sell the building out right.

Deeds:

School Building: It has been found no deed was filed when the Virgil School District was absorbed in the Enlarged Cortland School District.

Town Hall: The deed is clear and there is a deed from the Cortland School District to the Town for the land

Voting Referendum:

November 2019 General Election Vote: The referendum must be filed with Cortland county board of elections by August 5, 2019

Permissive Referendum: Can be done held at any time, with a public hearing and a petition signed by 10% of the registered voters

School building Assets: Building Condition good to fair

- Classrooms 19
- Kitchen full and dining area
- Business office
- Gym, bleachers, locker room and storage area
- Play ground with equipment on 10 areas
- Walking path
- Elevator and a lift
- Wired for internet
- Flag pole
- Multiply bathrooms
- Stage in gym
- Mechanical rooms with nature gas boiler
- Light poles 8
- Sidewalks
- Drainage system
- Digital sign
- Generator
- 5 entrances
- 3 emergency exits
- Janitor closet
- Two parking lots

Town Hall Assets: Building Condition good to excellent

- Offices 6 various sizes
- 3 vaults
- Kitchenette
- Meeting room
- 5-acre lot
- Parking area
- Gazebo
- Bathrooms
- Flag pole
- 1 entrance
- 3 emergency exits
- Mechanical rooms 2
- 2 handicap accessible

- Top part of the walking trail

School Committee Notes:

Only items that can be done under the DASNY Bonds are:

- town of Virgil community center
- a town hall
- Cortland County Office Space
- a library
- a storage facility (for town use only)
- new secure court room and separate rooms for clients and lawyers
- town park
- back up 911 center
- satellite sheriff and or state police offices
- sell the present town hall and move all services there
- have a town park with the walking path and expand community activities
- Virgil Youth Commission events
- Emergency shelter

Committee Notes taken by Sandy Price:

These notes were taken by Sandy Price, other committee members may have additional notes. The committee has met three times on November 20, January 15 and February 5 for a school building tour. From my observation the building is in excellent condition. Committee member attendance at each meeting has been good, indicating that there is interest in pursuing opportunities for future use of the building. Members contacted a wide variety of individuals, organizations and agencies. Interest was shown from many, however with the uncertainty of the availability of the building, no firm commitments were made. Some of the ideas that were suggested, explored or investigated were:

Family Health Network, a boys and girls club, a community private school, a sports academy, town of Virgil community center, a charter school, a nursing home, a daycare, a town hall, negotiate to keep it as Virgil school, charter school satellite with Truxton, Cortland County, CAPCO, a library, senior citizen housing, gym for exercise and a sport practice facility, house a before and after school program, a storage facility, apartments, new secure court room and separate rooms for victims and lawyers, rent out rooms for hand crafters, artists, kitchen, a senior center, an emergency shelter with generator, a historical room and displays, a health club, town park, music and voice lessons, tutoring, back up 911 center, satellite sheriff and or state police offices, rent offices, sell the present town hall and move all services there, have a town park with the walking path and expand community activities. Possibly rent out rooms for offices, hand crafters and many of the things listed above to enhance the quality of life in our town.

Two other possibilities that were discussed was doing a feasibility usage study with Cornell University students and pursue a private entity that was interested in converting the building into housing with community activities. It was mentioned that at least one, possibly two, developers are interested. Although there was no formal vote, the consensus of the committee, was that they wanted the proposal to go for a public vote referendum. They would like the pros and cons clearly stated and publicized ahead of the vote. Additionally, they wanted compilation of the expenses available to the public and they would like them to be made available at both the town hall and the school building. Additionally, Senator Jim Seward had pledged to see if there was any state money available to help offset the costs.

My personal recommendation is for the town to take ownership and further explore the feasibility of a town hall/ community center. If that doesn't pan out the town will be able to have control of how the building is used. The date of the public referendum is to be determined. Please give thoughtful consideration to the vision some of us have and vote yes. Thank you, Sandy Price

This information may be adjusted as facts come in. John Kaminski, Town Supervisor